



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6433

PROJECT NO. PM062944
PARCEL MAP NO. 062944

RPC/HO MEETING DATE

CONTINUE TO

AGENDA ITEM

#12

PUBLIC HEARING DATE

August 21, 2007

APPLICANT Manuel Soriano		OWNER Manuel Soriano		REPRESENTATIVE Ron Koester	
REQUEST Tentative Parcel Map: to create four (4) single family parcels on a 20.9 gross acre site.					
LOCATION/ADDRESS Northeast of the intersection of Sierra Highway and Hypotenuse Road. APN: 3217-019-010			ZONED DISTRICT Soledad Canyon		
ACCESS Sierra Highway and Hypotenuse Road.			COMMUNITY Acton		
			EXISTING ZONING A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) and A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area)		
SIZE 20.9 gross acres	EXISTING LAND USE Vacant, with a telecommunications shed		SHAPE Triangular	TOPOGRAPHY Sloped	

SURROUNDING LAND USES & ZONING

North: Open Land (A-2-2)	East: Open Land (A-1-1)
South: Single Family Residential, Open Land, and the Sierra Highway (A-1-1)	West: Single Family Residential, Open Land (A-1-1), and (further away) Commercial (C-2)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Antelope Valley Areawide General Plan	Category N2 (Non-Urban 2)	10 Dwelling Units	Yes

ENVIRONMENTAL STATUS

A Mitigated Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. Through mitigation efforts, potential impacts to water quality and biota have been reduced to a level that represents no significant impact.

DESCRIPTION OF SITE PLAN

The Tentative Parcel Map dated January 10, 2007, depicts a subdivision of four (4) single-family parcels on a 20.9 gross acre property. The triangular-shaped subject property is currently vacant, except for a small telecommunication facility shed near the southeast corner of the property. The northerly two parcels (parcel 1 and parcel 2) will both be accessed off of Hypotenuse Road, via a 20-foot wide private driveway. The southerly two parcels (parcel 3 and parcel 4) will both be accessed off of Sierra Highway, via a 20-foot wide private driveway.

KEY ISSUES

- A slope density analysis shows that the subject property contains slopes that are steeper than 25%. However, a Conditional Use Permit for Hillside management is not required in this case since the proposed density (four parcels) is below the minimum threshold of five (5) units that would require a Conditional Use Permit.
- PM062944 is a resubdivision of PM25036. The proposed density of PM062944 does not exceed the low density threshold for a Conditional Use Permit (CUP) both within it's own boundaries and within the underlying subdivision (PM25036) as a whole.
- While the topography of the site is sloped and grading will be required to build houses on this site, no grading is proposed at this time. All proposed grading will be reviewed when future development is proposed.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
PUBLIC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
DEBATE	PETITIONS	LETTERS
() (F)	(O) (F)	(O) (F)

*(O) = Opponents (F) = In Favo

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

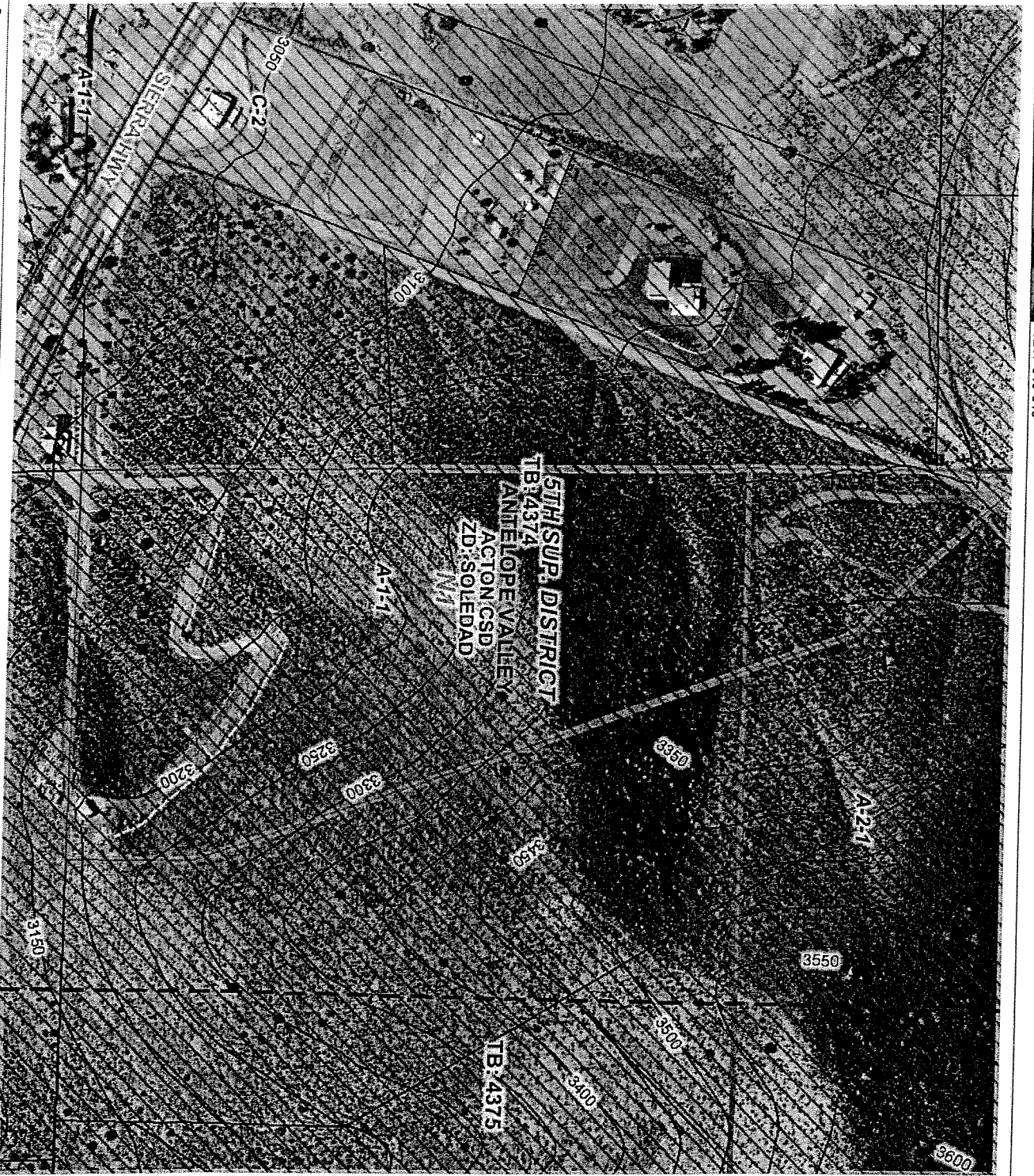
☒ APPROVAL☐ DENIAL☒ No improvements _____ 20 Acre Lots _____ 10 Acre Lots _____ X 5 Acre Lots _____ Sect 191.2☐ Street improvements _____ Paving _____ Curbs and Gutters _____ Street Lights

_____ Street Trees _____ Inverted Shoulder _____ Sidewalks _____ Off Site Paving _____ ft.

☐ Water Mains and Hydrants☐ Drainage Facilities☐ Sewer☒ Septic Tanks☒ Other Sidewalks to meet ADA standards.☒ Park Dedication "In-Lieu Fee"

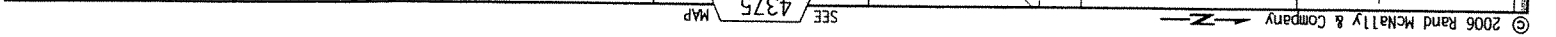
SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

ISSUES AND ANALYSIS



Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend" on the top left side of screen.

- Legend**
- ☐ Parcel Boundary
 - ☐ Aerial Street
 - ☐ Highway
 - ☐ Freeway
 - ☐ Master Plan of Highways
 - ☐ Easement - (C)
 - ☐ Lvs. Secondary Highway - (C)
 - ☐ Lvs. Secondary Highway - (P)
 - ☐ Primary - (C)
 - ☐ Major Highway - (C)
 - ☐ Major Highway - (P)
 - ☐ Secondary Highway - (C)
 - ☐ Secondary Highway - (P)
 - ☐ Lvs. Highway (C) to Road
 - ☐ Railroad or Rapid Transit
 - ☐ Railroad
 - ☐ Significant Right-of-Way
 - ☐ CSD Area Specific Boundary
 - ☐ CSD Area Specific Boundary
 - ☐ Significant Ecological Area (SEA)
 - ☐ Section Line
 - ☐ National Forest Range
 - ☐ Equestrian District (EOD)
 - ☐ Transit Oriented District (TOD)
 - ☐ Zoned District (ZD)
 - ☐ Supervisory District Boundary
 - ☐ Safety Related Station (from TB)
 - ☐ Fire Station
 - ☐ Highway Patrol
 - ☐ Police Station
 - ☐ Sheriff Station
 - ☐ School Station
 - ☐ Zoning (Boundary)
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TENTATIVE PARCEL MAP NO. 062944

STAFF ANALYSIS
August 21, 2007 HEARING OFFICER PUBLIC HEARING

PROJECT OVERVIEW

The applicant, Manuel Soriano, proposes to create four (4) single-family parcels on a 20.9 acre piece of land. The subject property currently contains no houses, but there is a shed on the southeast corner of the site that is the property of the telephone company. This building will continue to exist in its present location after the proposed land division.

The project was assessed with a Mitigated Negative Declaration ("MND") since potential impacts to water quality and biota can be mitigated to less than a significant level with project mitigation.

The proposed development is within the boundaries of the Acton Community Standards District ("CSD") and is required to comply with all of the land use requirements and development standards imposed by the CSD, as well as those imposed by the existing A-1-1 (Light Agriculture – One (1) Acre Minimum Lot Area) and A-2-1 Zone (Heavy Agriculture – One (1) Acre Minimum Lot Area).

DESCRIPTION OF PROJECT PROPERTY

Location: East of Hypotenuse Road, approximately 1,600 feet north of Sierra Highway, in the Soledad Zoned District.

Physical Features: The subject property is approximately 20.9 acres in size. It is roughly triangular in shape with sloping topography. The subject property currently contains only a small telecommunications support shed.

Access: Two of the parcels (1 and 2) will access via Hypotenuse Road, while the other two parcels (3 and 4) will be reached via the existing 20' wide easement off of Sierra Highway.

Services: Potable water will be supplied by the Los Angeles County Water Works District #37, a public water system, which guarantees water connection and service to the three units. Sewage disposal will be provided by the County of Los Angeles Sanitation District.

ENTITLEMENTS REQUESTED

Parcel Map: The applicant has requested the approval of Tentative Parcel Map No. 062944. The subdivision request is to create four (4) single-family parcels on a 20.9 acre piece of land.

EXISTING ZONING

The majority of the subject property is zoned A-1-1 (Light Agricultural-One Acre Minimum Required Lot Area). The north approximately 2.8 acres of the subject property is zoned A-2-1 (Heavy Agricultural-One Acre Minimum Required Lot Area). All of the adjacent properties are similarly zoned either A-1-1 or A-2-1. Further away to the east and west, along Sierra Highway, there are small areas of commercial and industrial zoning. The nearest commercial zone is about 525 feet to the west of the subject property, and the nearest industrial zone is about 1150 feet to the west of the subject property. The project design complies with the standards of the A-1-1 and A-2-1 zones.

EXISTING LAND USES

The subject property contains small telecommunications facility shed, but is otherwise vacant. The property is surrounded by residential development and open land on all sides. Further away to the east and west, along Sierra Highway, there are pockets of commercial and industrial land use. The nearest commercial land use is about 525 feet to the west of the subject property, and the nearest industrial land use is about 1150 feet to the west of the subject property.

PREVIOUS CASE/ZONING HISTORY

The current A-1-1 and A-2-1 zoning districts on the property became effective on February 21, 1957 following the adoption of Ordinance Number 7091 which created the Soledad Canyon Zoned District.

Additionally, this project is a resubdivision of Parcel Map (PM) 25036, an earlier subdivision that was recorded on June 17, 1998. While PM 25036 created seven parcels, it was classified as a minor land division because all of the parcels were over twenty (20) acres in size. One of these parcels, the one that had been referred to as Parcel 4, is now being resubdivided in the four (4) parcels that make up this project. When there is a resubdivision, a Conditional Use Permit (CUP) for hillside management is required if either the slope density analysis for the underlying subdivision or the slope density analysis for the resubdivision show that the threshold for such a CUP has been met. In this case, neither threshold was met so the resubdivision (this project) can proceed without a CUP.

ACTON COMMUNITY STANDARDS DISTRICT

Pursuant to Section 22.44.126 of the Los Angeles County Code ("County Code"), the applicant must meet all applicable development standards of the CSD. At the time of future development, the residences will be subject to plot plan review and must meet the development standards of the CSD and the County Code. These include standards for: hillside design, impervious surface, native vegetation, minimum front yard depth, side yard setbacks, rear yard setbacks, and total lot coverage.

GENERAL PLAN CONSISTENCY

The subject property is located within Category N2 (Non-Urban 2) of the Land Use Policy Map of the Antelope Valley Areawide General Plan ("Plan," a component of the Los Angeles County General Plan). This category allows for a maximum density of 1.0 dwelling units per gross acre. The applicant's proposal to create 4 single-family lots represents a density of 0.19 dwelling units per acre. Therefore, the proposed development is consistent with the density allowed by the Plan.

PROJECT DESCRIPTION

Tentative Parcel Map No. 062944, dated January 10, 2007, depicts a subdivision of four (4) single-family parcels on a 20.9 gross acre property. The triangular-shaped subject property is currently vacant, except for a small telecommunication facility shed near the southeast corner of the property. The topography of the site is sloped.

The four parcels are depicted on the Tentative Parcel Map as lining up roughly from north to south in a row. The northerly two parcels (parcel 1 and parcel 2) will both be accessed off of Hypotenuse Road, via a 20-foot wide private driveway. The southerly two parcels (parcel 3 and parcel 4) will both be accessed off of Sierra highway, via a 20-foot wide private driveway.

This project does not propose any grading at this time. All of the grading necessary to erect houses on the proposed parcels will need to be reviewed and approved as part of the plot plan review at the time of future development.

ENVIRONMENTAL DOCUMENTATION

In accordance with State and County CEQA guidelines, a Mitigated Negative Declaration ("MND") was prepared for the project. The MND concluded that certain potentially

significant impacts are less than significant with implementation of the proposed mitigation measures in the Mitigation Monitoring Program ("MMP").

Identified potential impacts found to be less than significant with project mitigation, include:

- Water Quality
- Biota

Potential impacts to Water Quality include septic system feasibility and efficient operation of private sewage disposal systems. Potential impacts to Biota include disturbance of bird nesting areas.

Mitigation measures for Water Quality include a detailed septic analysis, site inspection, and compliance with State water quality control requirements. Mitigation measures for Biota include the following: biological monitoring, demarcation of "no construction" and nesting/breeding buffer areas, survey reporting, downward-directed exterior night lighting, review and approval of landscape plans prior to building permit issuance, and relocation of vertebrate species during earthmoving activities if necessary.

COUNTY DEPARTMENT AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Health Services. The Subdivision Committee has reviewed the Tentative Parcel Map dated January 10, 2007 and recommends approval of the project with the attached conditions.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On July 18, 2007, hearing notices regarding this proposal were mailed to all property owners as identified on the current Assessor's record within 1000 feet of the subject property for a total of 45 notices.

The public hearing notice was published in The Signal Newspaper on July 21, 2007 and La Opinion on July 21, 2007. Project materials, including a Tentative Parcel Map, Exhibit Map, Land Use Map, and County draft conditions of approval were received at the Palmdale City Library on July 21, 2007. One hearing notice was posted on the subject property on July 20, 2007.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

Regional Planning Staff received a fax on January 4, 2006 from the Acton Town Council ("Council") regarding this project. The Council stated that it has reviewed the project and found that it complies with the CSD. However, the Council did request a trail easement – a request that was granted by the Department of Parks and Recreation with their requirement that the following language be included in the Final Map: "We hereby dedicate to the County of Los Angeles a 20 foot wide trail easement for riding and hiking purposes." The Council also had concerns regarding the driveways' effects on the drainage plan. Finally, the Council requested that concrete septic tanks be required for their durability, instead of the less durable steel or plastic options.

STAFF EVALUATION

The proposed development is consistent with all applicable provisions of the Plan, the A-1-1 and A-1-2 zoning districts, and the CSD. The subject property is surrounded by compatible uses and has access to County-maintained streets. All required public services and necessary infrastructure can be provided for the proposed subdivision.

The proposed development is consistent with existing residential development. The project is located in a non-urban area and the proposed development is non-urban in nature. The site is vacant (except for a telecommunications shed) and has sloped topography.

STAFF RECOMMENDATION

Staff recommends that the Hearing Officer adopt the Mitigated Negative Declaration with Mitigation Monitoring Program and approve Tentative Parcel Map No. 066944 with the attached findings and conditions.

Attachments:

- Factual
- Thomas Brothers Guide Map Page
- Draft Conditions
- Correspondence
- Tentative Parcel Map No. 062944 dated January 10, 2007
- Land Use Map
- GIS-NET Map

SMT:JSH
7/24/07

DRAFT CONDITIONS:

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code"), including the requirements of the A-1-2 and A-2-2 zones.
2. Label the driveways as "Private Driveway and Fire Lane" on the final map.
3. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs"), or any other maintenance agreement, to the Los Angeles County Department of Regional Planning ("Regional Planning") for review and approval.
4. Post the shared driveways as "No Parking" and provide for its continued enforcement in the CC&Rs or maintenance agreement. Submit a copy of this document to be recorded to Regional Planning prior to final map approval.
5. Provide in the CC&Rs or maintenance agreement a method for the continual maintenance of the common areas, including the driveways to the satisfaction of Regional Planning. Submit a copy of the document to be recorded to Regional Planning prior to final map approval.
6. Record reciprocal easements to grant access over the shared driveways. Provide a copy of the draft easements to Regional Planning prior to final map recordation.
7. In accordance with Section 21.32.195 of the County Code, the Subdivider or successor in interest shall plant or cause to be planted at least one (1) tree of a non-invasive species within the front yard each residential parcel for a minimum total of four (4) trees. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by Regional Planning, and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required tree.
8. A final parcel map is required. A waiver is not allowed.
9. The Subdivider shall defend, indemnify and hold harmless the County of Los Angeles ("County"), its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, and employees to attack, set aside, void or annul this parcel map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of the Government Code Section 65499.37 or any other applicable time period. The County shall promptly notify the Subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly to notify the

Subdivider of any claim, action or proceeding, or the County fails to cooperate fully in the defense, the Subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

10. In the event that any claim, action or proceeding as described above is filed against the County, the Subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the Subdivider, or the Subdivider's counsel. The Subdivider shall pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the deposit amount, the Subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to the completion of the litigation.
 - b. At the sole discretion of the Subdivider, the amount of the initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the Subdivider according to the County Code Section 2.170.010.

Except as modified herein above, this approval is subject to all the conditions set forth in the attached mitigation monitoring program and the attached reports recommended by the Los Angeles County Subdivision Committee.

The following reports consisting of 9 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Quitclaim or relocate easements running through proposed structures.

7. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
8. Delineate proof of access to a public street on the final map.
9. The following note shall be placed on all tract and parcel maps with lot sizes of five acres or more: "Further division of this property to lot/parcel sizes below five acres will require standard improvements be completed as a condition of approval. The improvements will include but not limited to providing access, installation of water mains, appurtenances and fire hydrants, and conformance to standard Los Angeles County development standards."
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
12. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.
13. Grant ingress/egress and utility easements to the public over the private and future or future streets.
14. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
15. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

TENTATIVE MAP DATED 01-10-2007
EXHIBIT "A" MAP DATED 01-10-2007

16. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
17. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

Prepared by ^{HW}Henry Wong
pm62944L-rev2.doc

Phone (626) 458-4915

Date 03-12-2007



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

PARCEL MAP NO. 062944

REVISED TENTATIVE MAP DATED 01/10/07

DRAINAGE CONDITIONS

1. Approval of this map pertaining to drainage is recommended (No grading is proposed on the Tentative Map).

=====

GRADING CONDITIONS:

1. Approval of this map pertaining to grading is recommended (No grading is proposed on the Tentative Map).

Name

Lizbeth Cordova
LIZBETH CORDOVA

Date 02/28/07 Phone (626) 458-4921

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE PARCEL MAP 62944
SUBDIVIDER Soriano
ENGINEER CRC Enterprises
GEOLOGIST John Helms
SOILS ENGINEER AZ Geo Technics, Inc.

TENTATIVE MAP DATED 1/10/07 (Revised)
LOCATION Acton
REPORT DATE 7/10/06
REPORT DATE 9/26/05

☒ **TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

- ☒ The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- ☒ A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- ☒ All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- ☐ A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____, dated _____."
- ☒ The Soils Engineering review dated 2/21/07 is attached.

☐ **TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

- ☐ This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- ☐ The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- ☐ Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- ☐ Groundwater is less than 10 feet from the ground surface on lots _____
- ☐ The Soils Engineering review dated _____ is attached.

Prepared by



Geir R. Mathisen

Reviewed by _____

Date 2/20/07

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 8.2
Job Number LX001129
Sheet 1 of 1

Ungraded Site Lots
Tentative Parcel Map 62944
Location Acton
Developer/Owner Soriano
Engineer/Architect CRC Enterprises
Soils Engineer A.Z. Geo Technics, Inc. (GT-2779-S)
Geologist John Helms

DISTRIBUTION:
____ Drainage
____ Grading
____ Geo/Soils Central File
____ District Engineer
____ Geologist
____ Soils Engineer
____ Engineer/Architect

Review of:

Revised Tentative Parcel Map Dated by Regional Planning 1/10/07
Geotechnical Report Dated 9/26/06
Geologic Report Dated 7/10/06
Previous Review Sheet Dated 9/26/06

ACTION:

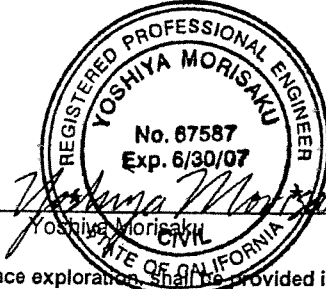
Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

As previously requested:

1. At the grading plan stage, show recommended limits and depth of removal and recompaction on the grading plans. On Page 14 of the submitted soils report dated 9/26/06, it indicates that 8 feet of removal and recompaction is recommended on the subject site. Verify the limits and depth of the soils susceptible to hydroconsolidation.
2. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
A. THE ON-SITE SOILS ARE MODERATELY CORROSIVE TO FERROUS METALS.
B. EASEMENTS E, F, AND G MUST BE SHOWN ON THE TENTATIVE MAP.



Reviewed by _____ Date 2/21/07

NOTICE: Public safety, relative to geotechnical subsurface exploration shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yoshi\62944TentPMaa

TENTATIVE MAP DATED 01-10-2007
EXHIBIT MAP DATED 01-10-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Re-offer of private and future right of way 32 feet from centerline on Hypotenuse Road.
2. Whenever there is an offer of a private and future street, provide a drainage statement/letter.
3. Dedicate slope easement along the property frontage on Hypotenuse Road to the satisfaction of Public works.

HW
Prepared by Allan Chan
pm62944r-rev2.doc

Phone (626) 458-4915

Date 03-08-2007

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 062944 (Rev.)

Page 1/1

TENTATIVE MAP DATED 01-10-2007
EXHIBIT MAP DATED 01-10-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

Approved without conditions. This is a 5+ acres subdivision.

HW
Prepared by Julian Garcia/Allen Ma
pm62944s-rev2.doc

Phone (626) 458-4921

Date 03-07-2007

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
PARCEL MAP NO. 062944 (Rev.)

Page 1/1

TENTATIVE MAP DATED 01-10-2007
EXHIBIT MAP DATED 01-10-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

Approved without conditions. This is a 5+ acres subdivision.

HW
Prepared by Tony Hui
pm62944w-rev2.doc

Phone (626) 458-4921

Date 03-12-2007



FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: P.M. 62944 Map Date January 10, 2007 - Ex. A

C.U.P. Map Grid 2808D

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☒ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☒ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).

Provide Fire Department or City approved street signs and building access numbers prior to occupancy.

Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.

The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.

These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.

The Fire Department has no additional requirements for this division of land.

Comments: A 20' all weather access private driveway and firelane is required for Lots 1 & 2 off Hypotenuse Rd. and a 20' all weather access private driveway and firelane of the private easement from Sierra Hwy. to Lots 3 & 4. An approved Fire Department turnaround is required for both driveways. Provide a note on the Final Map clearly describing the access to the property.

Inspector: Janna Masi Date April 24, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

CLEARED FOR PUBLIC HEARING



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. P.M. 62944 Tentative Map Date January 10, 2007 - Ex. A

Revised Report YES

☒ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.

☐ The required fire flow for public fire hydrants at this location is ____ gallons per minute at 20 psi for a duration of ____ hours, over and above maximum daily domestic demand. ____ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☐ The required fire flow for private on-site hydrants is ____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.

☐ Fire hydrant requirements are as follows:

Install ____ public fire hydrant(s). Verify / Upgrade existing ____ public fire hydrant(s).

Install ____ private on-site fire hydrant(s).

☐ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.

☐ Location: As per map on file with the office.

☐ Other location: ____

All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.

The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.

Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.

Hydrants and fire flows are adequate to meet current Fire Department requirements.

Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: ____

Hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. Arrangements to meet these requirements must be made with the water purveyor serving the area.

Inspector Janna Masi Date April 24, 2007



PARK OBLIGATION REPORT

Tentative Map # 62944 DRP Map Date: 01/10/2007 SCM Date: / / Report Date: 03/07/2007
Park Planning Area # 43B AGUA DULCE / ACTON Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.04
IN-LIEU FEES:	\$1,586

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$1,586 in-lieu fees.

Trails:

See also attached Trail Report. Santa Clarita Trails Advisor Committee (SCVTAC) - For trail requirements, please contact Robert Ertleman, Interim Trails Coordinator at (213) 351-5134.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

James Barber, Advanced Planning Section Head

Supv D 5th
March 07, 2007 07:55:23
QMB02F.FRX



PARK OBLIGATION WORKSHEET

Tentative Map # 62944

DRP Map Date: 01/10/2007

SMC Date: / /

Report Date: 03/07/2007

Park Planning Area # 43B

AGUA DULCE / ACTON

Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P)\text{eople} \times (0.003) \text{ Goal} \times (U)\text{nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P =

Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.11	0.0030	4	0.04
M.F. < 5 Units	2.02	0.0030	0	0.00
M.F. >= 5 Units	2.51	0.0030	0	0.00
Mobile Units	2.40	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.04

Park Planning Area = 43B AGUA DULCE / ACTON

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.04	\$39,648	\$1,586

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.04	0.00	0.00	0.04	\$39,648	\$1,586



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

March 12, 2007

**NOTICE OF TRAIL REQUIREMENT
FOR TRACT MAPS AND PARCEL MAPS**

Tentative Parcel Map #: 62944

Date on Map: January 10, 2007

No County trail required. However, a Santa Clarita Trails Advisory Committee Trail does cross a future street easement and road easement that is granted to the Applicant by the adjacent property owner. The Applicant currently does not plan to improve said street and road easements and will allow it to remain unpaved. Therefore the map is approved with the following condition:

 X

If the Applicant does construct an all weather access road in the future for the street easement or road easement, than such road improvements would be subject to the Department of Parks and Recreation's Trails Standards.

.....
Dedications and the exact following language should be shown for trail dedications on the first phase of final map.

Title Page: We hereby dedicate to the County of Los Angeles a 20 foot wide trail easement for riding and hiking purposes.

 X

IF A WAIVER IS FILED, A PLAT MAP DEPICTING THE TRAIL MUST ACCOMPANY THE WAIVER.

For any questions concerning trail alignment or other trail requirements, please contact Robert Ettleman at (213) 351-5134. Your compliance to this request is appreciated

Robert Ettleman, Interim Trails Coordinator

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JOHN F. SCHUNHOFF, Ph.D.
Chief Deputy

Environmental Health
TERRANCE POWELL, R.E.H.S.
Acting Director of Environmental Health

Bureau of Environmental Protection
Mountain & Rural/Water, Sewage & Subdivision Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm

BOARD OF SUPERVISORS

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Fifth District

March 7, 2007

RFS No. 07-0003806

Parcel Map No. 062944

Vicinity: Big Mountain Ridge

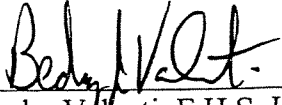
Tentative Parcel Map Date: January 10, 2007 (2nd Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Vesting Tentative Parcel Map 062944** has been cleared for public hearing. The following conditions still apply and are in force:

1. **Prior to installation of any septic system**, a more detailed analysis, including site inspection by the Department will be completed in accordance with the Los Angeles County Plumbing Code and the Los Angeles County Health and Safety Code. Any factors that may influence the efficient operation of the private sewage disposal systems will be evaluated. The fast percolation rates discovered on parcels 2 and 3 requires enhanced treatment systems.
2. Public sanitary sewers are not available within 200 feet of any part of the proposed subdivision and each parcel is dependent upon the use of individual private sewage disposal systems.
3. **In the event that the requirements of the plumbing code cannot be met on certain parcels, due to future grading or for any other reason, the County of Los Angeles Department of Public Health will deny issuance of a building permit for the construction of homes on these parcels.**
4. Potable water will be supplied by the **Los Angeles County Water Works District #37**, a public water system, which will provide water connection and service to all parcels. The "will serve" letter from the water company has been received and approved.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

A handwritten signature in black ink, appearing to read "Becky Valenti", written over a horizontal line.

Becky Valenti, E.H.S. IV
Mountain and Rural / Water, Sewage, and Subdivision Program



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



July 31, 2006

James E. Hartl AICP
Director of Planning

CRC Enterprises
27600 Bouquet Canyon Road #200
Santa Clarita, CA 91350

SUBJECT: INITIAL STUDY DETERMINATION LETTER
PROJECT NO. PM062944/RENV200500091/RCUPT200500073

On July 31, 2006 the staff of the Department of Regional Planning completed its review of the Environmental Questionnaire and other data regarding your project and made the following determination as to the type of environmental document required.

- ☐ Use of previously prepared EIR
- ☐ Categorical Exemption
- ☐ Negative Declaration
- ☒ Mitigated Negative Declaration
- ☐ Other: _____
- ☐ Environmental Impact Report (EIR)

Please sign the enclosed "PROJECT CHANGES/CONDITIONS DUE TO ENVIRONMENTAL EVALUATION" and return or fax it to:

Department of Regional Planning
Impact Analysis Section
320 West Temple Street, Room 1348
Los Angeles, CA 90012

If you have any questions regarding the above determination or environmental document preparation, please contact Rick Kuo of the Impact Analysis Section at (213) 974-6461, Monday to Thursday between 7:30 a.m. and 6 p.m. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Acting Director of Planning

Daryl Koutnik, Supervising Regional Planner
Impact Analysis Section

JEH:DLK:rk